

June 6, 2007 BZA



REQUEST ANALYSIS  
AND  
RECOMMENDATION

07AN0326

Starrie Jordan

Matoaca Magisterial District  
21509 Pannil Street

REQUEST: A 278 square foot Variance to the 7,000 square foot lot size requirement in a Residential (R-7) District.

RECOMMENDATION

Recommend approval of this Variance for the following reasons:

- A. Variance will not impair the character of this residential district.
- B. Variance will not reduce or impair the value of the buildings or property in the surrounding area.
- C. No other practical alternative exists to this request.

GENERAL INFORMATION

Location:

Property is known as 21509 Pannil Street. Tax ID 796-610-0846 (Sheet 45).

Existing Zoning:

R-7

Size:

0.150 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North, South, East and West - R-7; Residential

Utilities:

Public water and sewer lines exist on Pannil Street. Existing house was built in 1920, and connection fees for water/sewer were paid in 10/03, but house has not actually connected. Connection will be required if any additions are made, or a new structure is built.

General Plan:

(Ettrick Village Plan)

Residential use  
(4.0 units per acre or less)

DISCUSSION

The applicant has indicated the lot size of the subject property is 6,722 square feet. The Zoning Ordinance requires an area of not less than 7,000 square feet in a Residential (R-7) District provided that such lot was granted tentative subdivision approval prior to November 13, 1985, and recorded prior to January 1, 1989. Therefore, the applicant requests a 278 square foot Variance to the lot size requirement of the Zoning Ordinance.

The applicant provides the following justification in support of this request:

A survey was performed and certified by Ronald H. Gordon & Associates, LLC that indicates 21509 Pannil Street is 6,722 square feet. I want to construct a 12 X 24 foot addition on the rear of the existing dwelling. The building will remain as a residential dwelling.

The subject property is owned by Starrie and Deloris Jordan who purchased the property April 5, 1977. This request consists of 0.150 acre. The original dwelling (26.75 ft. x 17 ft.= 454.75) was constructed in 1920. The subject property was assessed on November 2005 by the Chesterfield County's Assessor's office. Their records indicate that a dwelling with 1,457 square feet was located on the subject property. The Building Inspection Department has indicated that the existing dwelling has only 454.75 square feet. The applicant has removed approximately 1002.25 square feet from the dwelling since the property was assessed.

At the February 14, 2007 Board of Supervisors meeting a public hearing was held as required by the county code (Section 5-7.3, Items 4, 5, 6 and 8) to determine if the vacant, abandoned and dilapidated dwelling at 21509 Pannil Street was blighted. The Board of Supervisors deferred this request for ninety (90) days to the May 23, 2007 meeting. During this deferral period the applicant was asked to file an application with the Board of Zoning Appeals for a Variance to the lot size requirement on the subject property. On May 23, 2007, The Board of Supervisors declared the remaining portion of the dwelling blighted and authorized county staff to proceed with the demolition of this property.

Staff has reviewed the attached plat and application. Staff believes that this request will not reduce or impair the value of the dwellings or property in the area. Also, staff believes that the proposal to add an addition or construct a new dwelling will be an enhancement rather than a detriment to the subject property and the area in general. Further, staff believes that because an alternative does not exist the literal enforcement of this provision of the Zoning Ordinance (lot area requirement) will result in an unnecessary hardship that would effectively prohibit or unreasonably restrict the use of the property. Therefore, staff recommends approval of this request for the lot area requirement.

This page is blank.



07AN0326

VARIANCE

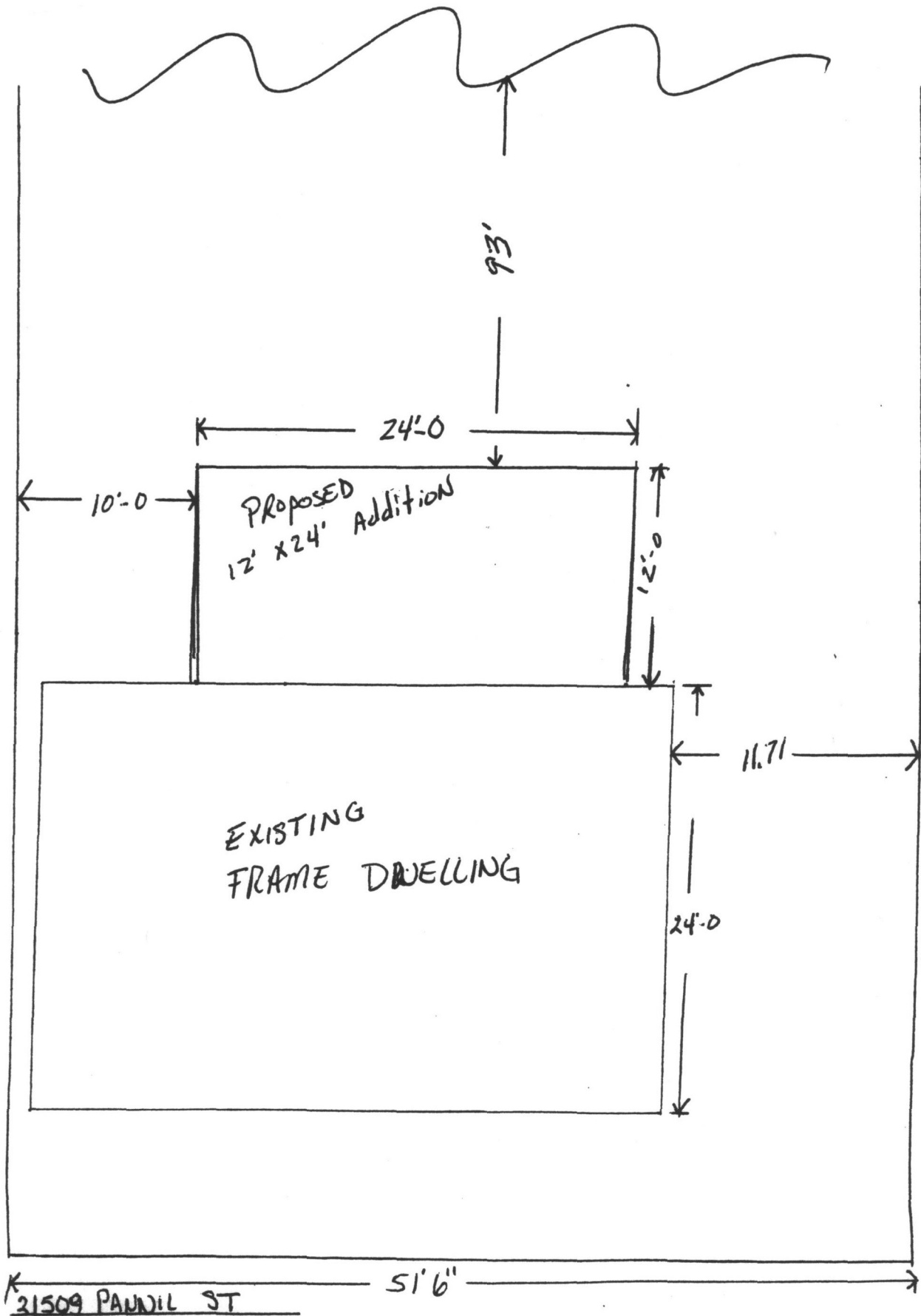


This page is blank.



This page is blank.





SITE PLAN